



Symonds
& Sampson

Plot 554, 56 Peninsula Way

Poundbury, Dorchester,

Plot 554 56 Peninsula Way

Poundbury
Dorchester
DT1 3HG

An impressive three storey, four bedroom, detached house with double garage and two parking spaces close to Coade Square and within walking distance of Queen Mother Square.



- A fine double fronted detached residence
- Two reception rooms, four bedrooms, two en suites and family bathroom
 - Enclosed south facing garden
- Double garage & two parking spaces
 - NHBC 10 year Warranty
- Close to Queen Mother Square

Guide Price £1,250,000

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

An open plan kitchen/dining room, utility room, separate formal dining room/snug, downstairs cloakroom, first floor living room, cloakroom, principal bedroom with bay window overlooking countryside views, dressing room & en-suite with bath & shower, second floor three bedrooms one of which including ensuite bath & shower facilities, family bathroom, double garage, 2 parking spaces and a walled south/west facing garden.

ACCOMMODATION

To the ground floor there is a welcoming entrance hall with downstairs cloakroom, a formal dining room with bay window to the front and double doors giving access to the rear garden. Across the hallway a kitchen/dining room, also with front bay window, with integrated appliances including; compact oven with microwave, double oven, induction hob, dishwasher, built-under wine fridge and an integrated fridge/freezer. There is a utility room with backdoor access to the garden.

On the first floor, a spacious sitting room with gas fire and across the landing, the principal bedroom including a dressing room tho the rear and with en-suite shower room including a bath. There is an additional WC situated on the landing.

To the second floor three double bedrooms, one with en-suite shower, family bathroom, storage and airing cupboard.

Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract.

OUTSIDE

To the rear of the property there is an enclosed south facing walled garden, with double garage and two allocated parking spaces.

SITUATION

The property is located to the northeast of Queen Mother Square which provides a good range of amenities including Waitrose, a public house, butcher, Monart Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School and The Great Field.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two

cinemas, a leisure centre and a library.

The property is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

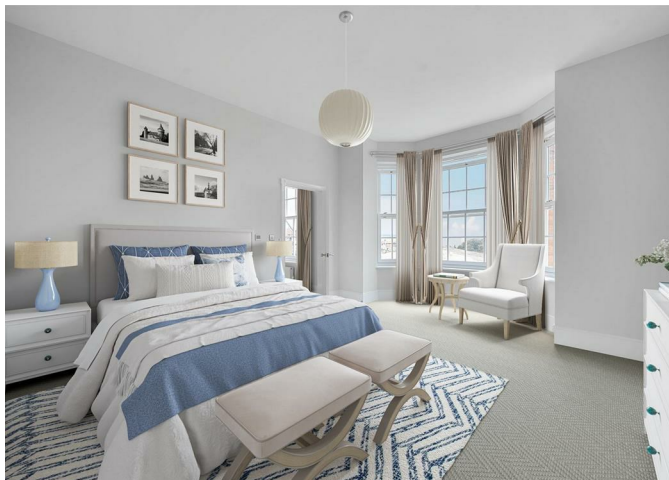
SERVICES

Electricity, gas, water and mains drainage. Gas fired central heating system.

Local Authority
Dorset Council Tel: 01305 251010
Council Tax – New build, waiting banding

Tenure
Freehold

EPC: TBC

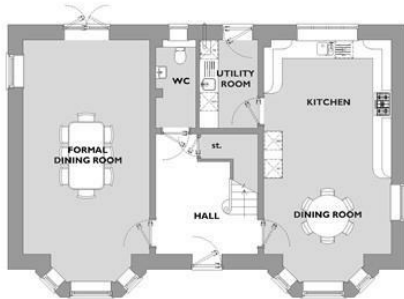




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOT 554 FOUR BEDROOM HOME

SECOND FLOOR

Bedroom 2
4.21 x 3.95m (14'1" x 13'10" max)

Bedroom 3
4.27 x 3.53m (14' x 11'7" max)

Bedroom 4
4.27 x 3.54m (14' x 11'7" max)

FIRST FLOOR

Sitting Room
4.21 x 7.10m (13'10" x 23'4" max)

Bedroom 1
4.11 x 4.06m (13'6" x 13'4" max)
(excluding dressing room & en-suite)

GROUND FLOOR

Kitchen / Dining Room
4.13 x 6.95m (13'7" x 22'10" max)

Formal Dining Room
4.11 x 6.95m (13'6" x 22'10" max)

NORTHERN QUADRANT, POUNDBURY CTOR 3.77



Poundbury/PGS/12.08.25rev



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